

SPENCE WILLARD



Cape A8 Halletts Shute, Norton, Yarmouth, PO41 0RJ

A modern 2 bed holiday cottage with open plan living sold fully furnished and recently decorated throughout all within walking distance of Yarmouth.

VIEWING
YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005
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The cottage is filled with natural light and is furnished for comfortable holiday living.

Sitting Room

Light filled room with wheel chair access door and sliding doors leading out to the front of the cottage where you can enjoy the well maintained communal gardens from a newly replaced deck.

Kitchen/Diner

Wall and floor cupboards with an integrated gas hob, oven, and extractor fan. A new dishwasher and under counter fridge/freezer. A single stainless-steel sink with shelves above. Room for table and chairs. French doors lead out to the back of the cottage.

Bedroom 1

Ample room for a double bed (new mattress) and wardrobe with door leading out to the front of the cottage.

Bedroom 2

Double room (new mattresses) with wardrobe and door leading out to the back of the cottage.

Bathroom

Partially tiled. Bath with shower over, WC and wash hand basin.



Total area: approx. 44.7 sq. metres (481.3 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, fittings and appliances, sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Plan produced by www.drawmeafloorplan.co.uk, part of Valerien Property Services Ltd.
Plan produced using PlanUp.

Cape A8, The West Bay Club, Halletts Shute, Yarmouth PO41 0RJ

Services

All main services are connected to the property.

Ground Rent - £365.40 per annum

EPC Rating

C

No pets allowed.

Tenure

Leasehold - 125 from March 2006.

Service Charge - £5,030 per annum

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